

Golf

EXHIBIT 1

Capital Expenditures (\$)	
Course Equipment	
Golf Cart Fleet	802,052
(4) new toro fairways units(\$45,000 each)	180,000
New tank (generator) /30kw	25,000
Green Roller (2) - \$14k/ unit	28,000
Small Tools (Trimmers, Blowers, Chainsaws, radios)	20,000
Truck	80,000
Sub Total	1,135,052
Club House	
Contract Cleaning	80,000
Ice Machine/ Maint Shop	7,000
Potable Water Pump	13,000
New Ice Machine (2nd Floor)	7,000
Repair 1st Floor Ice Machine	3,500
A/C Golf Shop	8,000
A/C Kitchen	8,000
A/C Unit Storage (2)	2,200
Walk in Cooler Repair (Kitchen)	9,200
Hot Water Heater Repair	7,500
A/C Duct Repair Men's Locker	5,000
Golf Club Renovation	200,000
Women Lockers Ceiling maintenance/repair	10,000
Men Lockers Ceiling maintenance/repair	10,000
Firesupression (Computer room)	15,000
Generator for administrative office / 20 kw	12,000
Sub Total	397,400
Golf Miscelaneous	
Driving Range Bag Stands (20@\$215)	4,300
communication (radio,etc)	10,000
Podium	2,545
Bag Racks (2 @2,730)	5,460
Trash Dispensers (11 @\$840)	9,240
Course Water Stations (10 @ \$1,660)	16,600
Club Washers (2@\$810)	1,620
Divot Bottle Stand	1,335
ST. Claire benches (Range) (2@\$514)	514
Benches Starter Booth (2@\$735)	1,470
Aluminium Yardage Markers (108 @\$71)	7,668
Scorecards	1,520
Tees w/coco Beach Logo	3,340
Divot Repair Tool w/Coco Beach Logo	750
Ball Markers w/logo	350
Pencils w/logo	950
Ball Washing Machine	3,500
Sub Total	71,162

Course Repair	
Chemicals	200,000
Disk	30,000
Sand	100,000
Testing	5,000
Sod	100,000
Bunkers	100,000
Lakes	100,000
Tees	100,000
Plant Material Rehabilitation	450,000
Clubhouse Landscaping	200,000
Greens	100,000
Sub Total	1,485,000
F&B	
Flooring repairs	18,000
40 new Banquet Chairs (@\$60 each)	2,400
White Folding Chairs (50 @\$50 each)	2,500
16 inch Round Tables (10@\$125 each)	1,250
Square Table (18x72) (28 @\$125 each)	2,500
Water Pitchers (25 @15 each)	375
Water Catchers (25 @15 each)	375
1 New Stove	4,000
1 New Commercial Blender	1,200
Existing equipment repairs	8,000
Miscellaneous kitchen equipment	3,000
Sub Total	43,600
Irrigation system	
Irrigation System	200,000
Pump Stations (3)	24,000
Sub Total	224,000
Power Bill + insurance	206,000
Pro-Shop Inventory	25,000
Total	3,587,214

Fees & Expenses		
Commitment Fee	1.00%	35,872
Drawing Fee	0.25%	8,968
Sub-Total		44,840

Total Loan		3,632,054
Anticipated Interest	9.00%	287,951
Expected Total Payoff		3,920,006